



PLANNING COMMISSION MINUTES

June 8, 2016

7:30 p.m.

**City of Fredericksburg
715 Princess Anne Street
Council Chambers**

You may view and listen to the meeting in its entirety by going to the Planning Commission page on the City's website: fredericksburgva.gov

MEMBERS

Roy McAfee – Chair
Richard Dynes, Vice-Chair
Jim Pates, Secretary
Jim Beavers
Roy Gratz
Tom O'Toole
Kenneth Gantt

CITY STAFF

Erik Nelson, Deputy Director
Mike Craig, Zoning Administrator

1. CALL TO ORDER

The June 8, 2016, Planning Commission meeting was called to order by Chairman McAfee. Mr. McAfee explained the standard meeting procedures.

Chairman McAfee welcomed our newest Commission member, Mr. Kenneth Gantt, and thanked him for volunteering to serve the citizens of our great City.

2. PLEDGE of ALLEGIANCE

3. ADOPTION OF MINUTES

- **May 11, 2016 – Regular Meeting - Adopted**

UNFINISHED BUSINESS/ACTION

- 4. SE2016-01 - Timbernest, LTD, requests special exceptions for general density and density in the floodplain to redevelop 506 – 512 Sophia Street and a portion of 525 Caroline Street in the Commercial-Downtown (CD) Zoning District.**

Mr. Craig presented the revisions made to the application since the public hearing, which was held on May 11, 2016, and he provided a brief slide presentation of the project site and proposal. He said the applicant has clarified that he does not intend to convert the tent and gazebo areas to parking lots, as had been previously planned. He said the applicant said the tent and gazebo are critical to his current business operations, which is why he has chosen not to opt for the infill areas. He has added a pedestrian connection between the project and Caroline Street, and added a vehicular connection – an alley access, Riverwalk Place - extending into the Fredericksburg Square lot. He has changed the materials of the internal sidewalks to stamped concrete, to make it more visible to a vehicular driver that a pedestrian walkway could be in the area. He has added the full Sophia Street streetscape to be in line with [Department of] Public Works planning – full brick sidewalk, rubber mulch, colonial street lights, etc. He has also modified the architecture of the building in response to ARB comments. He said the ARB has not yet seen the revised drawings but Mr. Perroy has made the changes in response to comments made at their meeting. Mr. Craig reviewed the staff analysis that was included in the staff report. He said parking continues to be a concern. He said that the City is aware that this is a debatable project. Therefore, he said that staff recommends approval, with the recommendation that the applicant either:

- a. Revise the project, as described in the body of the staff report, to infill the Caroline Street block face and maintain an equivalent parking and service area to what exists today; or
- b. Propose a viable alternative to off-set the impact of eliminating 26 on-site spaces currently used by the Fredericksburg Square building.

Mr. Craig also suggested that any recommendation for approval should include, at a minimum, the following proposed conditions:

1. The project shall be developed in substantial accordance with the General Development Plan, entitled "Townhomes at Riverwalk Square," by Commonwealth Architects, dated May 31, 2016 (the "GDP"). The GDP may be modified by the City's Architectural Review Board during the Certificate of Appropriateness process.
2. A direct pedestrian access from Riverwalk Square to Caroline Street, as generally shown on the GDP, shall be constructed by the developer prior to the first issuance of the first occupancy permit for Riverwalk Square.
3. Pedestrian and vehicular access between Riverwalk Square and Fredericksburg Square, along Riverwalk Square, shall be maintained in perpetuity as generally shown on the GDP.
4. The developer shall construct the Sophia Street streetscape, as generally shown on the GDP and in accordance with Public Works comments, prior to the issuance of the first occupancy permit for Riverwalk Square.
5. The developer shall remove the two curb cuts and driveways on either side of the Fredericksburg Square building, restore the streetscape in the area, and re-stripe the parking lane along Caroline Street to maximize the amount of public parking spaces, prior to the issuance of the first occupancy permit for Riverwalk Square.

Mr. Beavers said that Mr. Craig used the [phrase] that this project is “fairly debatable.” Frankly, all projects are fairly debatable. He said that in his opinion, what currently exists is not architecturally appealing. He asked Mr. Craig what would be any other downside with this investment other than the parking. And, other than the parking, why would the City not want to see this improved project near the river?

Mr. Craig said staff has tried to identify clearly what the impacts would be in the area and the [Fredericksburg Square} service area is number one. He said the ARB is still not completely sold on the architecture, but he believes that they were generally okay with things too if it could be fit within the context of the overall picture.

Mr. Dynes asked for clarification as to exactly what service impacts there are in terms of things being pushed out into the street or public space, that are not currently there today.

Mr. Craig said mostly parking.

Mr. Dynes asked if the applicant has the option to use the parking deck.

Mr. Craig said there was the potential of a long-term lease when the [downtown] hotel project was being considered. The Marriot won that long-term lease. He said due to bonding, the City is no longer able to sign long-term leases [for the parking deck]. He said staff looked into using the garage and its capacity. He said most of the time there is enough capacity for Mr. Perroy’s patrons to use the garage, or book 25 or so spaces for events. He said the exception to that is during holiday months. He said the garage is at peak capacity during holiday months on a regular basis.

Mr. Dynes asked about the proposed “administrative exceptions” [for the project]. He said the internal architecture does not bother him at all as long as it is done well, and maintaining the access to the rear of the commercial space is essential. He said the maintenance issues for the internally-configured houses concern him, and he asked if brick would be used on the rear facing walls so that they would not require maintenance for quite some time, or whether some other material that will require maintenance in a fairly short amount of time will be used. He asked how the increase in density [would] impact the [proposed] One Hanover project next door.

Mr. Craig said he believes One Hanover got a higher density special exception than what is being requested by Mr. Perroy and that the One Hanover property is also within the floodplain.

Dr. Gratz referenced the site plan and asked if Lot One would have any parking at all.

Mr. Craig said Mr. Perroy has not shown any parking but he could potentially provide parking.

Mr. Pates said he did not understand the application. He asked how many special exceptions are actually being requested, and he asked Mr. Craig to explain them.

Mr. Craig said two special exceptions are being requested. One is for “general density.”

Mr. Pates asked which one is for general density and for which lots.

Mr. Craig explained that the special exceptions are for a new lot -- Lot 2 -- which is comprised of a portion of an existing lot, which is the Fredericksburg Square lot; and the full 506-512 Sophia Street lot. He said diagram A1 is the old configuration and A2 is the new configuration. He confirmed that the special exception would be strictly for Lot 2.

Mr. Pates asked if they are going from three lots to two lots.

Mr. Craig said no, it is only two lots. He explained the acreage of each parcel/lot.

Mr. Pates asked if the acreage is included in the staff report.

Mr. Craig directed Mr. Pates to the portion of the staff report that reflects the acreage. He noted that there is no density exception for Lot 1.

Mr. Pates and Mr. Craig continued to discuss the special exception requests for clarification.

Mr. Pates asked about the "floodplain density" special exception issues involved with this property. He said that there were approximately four different floodplain categories. He asked what portions of the subject properties fall within which of the different floodplain categories.

Mr. Craig said the properties are only in one floodplain category, which is the 100-year floodplain. He said they are not within the floodway or flood fringe.

Mr. Pates asked Mr. Craig for his opinion on why there is a floodplain overlay district in the Code.

Mr. Craig said he believes it is important to have these types of overlay districts to ensure that there are regulations that are followed. He said he believes there is less density allowed because of environmental reasons or impacts.

Mr. Pates said it was also his understanding that a special exception is supposed to be used for something that is extraordinary or special. He asked what is so different (extraordinary or special) about this property, as opposed to any other property in the floodplain, and why a special exception should be granted in this case.

Mr. Craig said this area is in the core downtown. The City Public Works Department is planning infrastructure for this area and the use of the parking garage and the use of the train. Portions of the Comp Plan also talk about the hard edge on Sophia Street. He said it is a balancing act for the Planning Commission and City Council to weigh the issues and come to a decision.

Mr. Pates said he believes ordinances were written and enacted for a purpose and they should be followed unless there is some compelling reason not to. He asked if Mr. Craig sees any compelling reason to do that now.

Mr. Craig said yes, from a planning perspective. The subject property is in the core area. It is close to transportation facilities and other infrastructure amenities, such as the Riverfront Park, and there are also other plans for that area.

Mr. McAfee said that, for clarification, we are talking about an exception for an increase in density than what is allowed by right and if this project moves forward the density is actually being lowered from what currently exists.

Mr. Craig said that is correct – the density would go from 42 units to 29 units per acre.

Dr. Gratz asked how the footprint of the proposed project would affect the flood level of adjacent properties.

Mr. Craig said that in order to construct buildings within the floodplain, a Base Flood Elevation Study is required, which shows exactly the type of offset to which Dr. Gratz refers. No building is permitted that will raise the flood level anywhere in the City, he said.

Mr. Nelson explained that the displacement of water (with new construction) is actually less than what currently exists even with a larger footprint, due to current building code requirements such as blow out plugs in the walls and other measures. Therefore, he said there is no additional hazard to adjacent properties.

Dr. Gratz referenced the pedestrian sidewalk access. He asked how people will be affected who live in the townhouse development [that will be] accessing Caroline Street. He voiced concern that with this configuration, people would have to walk directly past a party or gathering at the Gazebo/Tent area at Fredericksburg Square, while trying to access Caroline Street.

Mr. Craig said he would allow Mr. Perroy to address this concern. He said staff believes the pedestrian access is a necessary component of the project.

Dr. Gratz said he agrees it is an important component but simply wanted to know how this would affect activities being held at Fredericksburg Square.

Mr. O'Toole noted that the staff report indicates that the Technical Review Committee has reviewed this project and submitted comments. He asked if there were any concerns/comments that should be shared with the Commission.

Mr. Craig said other than what staff has identified as impacts, there were no other engineering or technical impacts that were a concern. He said Mr. Perroy addressed the rear access when he agreed to bring the alley through to the next lot.

Mr. O'Toole asked if the Fire Department has looked at the project and if they are in agreement with having adequate access to the subject property with the back entrance.

Mr. Craig said, yes, they approve and were actually the ones that requested it.

Mr. O'Toole said that during the public hearing on this item, it was said that the project does not require parking because of the building being in the Historic District. He said so essentially the applicant is asking to eliminate the parking that is currently there and to be allowed to construct townhouses in place of the parking.

Mr. Craig said this was correct.

Mr. Dynes said what it comes down to then is you have an existing use of a historic building that has adequate parking today, and we are considering whether to allow the applicant to subdivide the lot that the existing use and building are on, in order to eliminate all the parking that is on site. [This would mean] that: 1) it can be subdivided so it can be joined with another parcel and allow for the construction of townhomes; and 2) for historical architectural reasons we don't want them to actually utilize what remains of the parking that is not in use today but would be available in what they originally proposed. He said so the net deficit here really is all 41 spaces. He said we may recover some from reconfiguring the on-street parking. He asked if this truly meets the spirit of the code that exempts historic buildings from parking requirements.

Mr. Craig said that question came up from Mr. Pates during the public hearing. He said it is a policy that was set by the City Council – reuse of historic buildings is such a priority that we do not have parking requirements. He said that in terms of whether or not it meets the requirements of the UDO, he believes it does. He said, however, that the Comp Plan does state that parking strategies should be evaluated. He said that by choosing to build on that service area in the back, you are losing usable parking spaces, which is a measurable impact. He said it is really a Comp Plan type of issue. He said it could be offset in a couple ways and, as a staff member, he believes there are ways to address this.

Mr. Dynes said, though, that no one has come forward with a credible way or adequate way to mitigate it.

Mr. Craig responded, no sir.

Mr. McAfee asked the applicant if he would like to address the Commission.

Mr. Van Perroy, applicant, thanked City staff for working with them to mitigate and address the issues. He said they have gone back to their architects a number of times and overall, he said, the project has been improved greatly.

Mr. Perroy addressed a question asked earlier by Dr. Gratz as to whether people living in the townhouses will have to walk past a wedding party or other event being hosted at Fredericksburg Square. He said this will not be the case. He said he intends to apply for a wall permit (with ARB approval) that would be constructed to protect that walkway. He reaffirmed changes made that were mentioned during Mr. Craig's presentation of the application.

Mr. Perroy addressed the recommended conditions of approval that were outlined in the staff report. Specifically, Condition #5 states:

"The developer shall remove the two curb cuts and driveways on either side of the Fredericksburg Square building, restore the streetscape in the area, and restripe the parking lane along Caroline Street to maximize the amount of public parking spaces prior to the issuance of the first Occupancy Permit in Riverwalk Square."

He said he cannot accept taking away the curb cuts and that it would create a disaster. He said taking out the curb cuts would prohibit future owners from utilizing driveways and could affect the economic viability of the entire Fredericksburg Square area. He said adding five additional parking spaces as suggested by staff will make no difference for downtown parking and was somewhat irrelevant. Mr. Perroy said [his business] tells its guests that their best bet is to utilize the parking deck and it has always worked out best for them and their guests.

He addressed comments made regarding the service area. He noted that almost all of their deliveries are made from Caroline Street (Sisco, Premium Beverage, Fick, PFG, etc.). He noted that you cannot get a semi-truck into a 12-foot-wide gate, which exists off of Sophia Street. He said if you look at the "service area," there are very few people who access there. He said once in a while, FedEx is able to access that area if the gate is open, but at times it is not open. He said with respect to parking, the ordinance is very clear with respect to historic buildings. He said he is trying to make Fredericksburg Square as viable as possible and he has a City parking deck located right around the corner, that has in excess of 280 spaces; and with the new Spotsylvania VRE station, it is under-utilized. He said there is never a problem with his guests using the deck. He emphasized that the City saying he has to provide parking gets down to a legal issue where, if the City requires him to provide parking, they are essentially saying the UDO is what it is and no one utilizing historic buildings has to provide parking - except for Fredericksburg Square/Timbernest, Ltd. He said he did not write the UDO but he bought the building in 1996 and the UDO parking provision was passed in October 2013 and he believes it was passed for a reason. He said he believes everyone needs to be treated fairly.

Mr. Perroy also addressed pedestrian access to townhomes 5 – 7. He said he does not believe there is going to be heavy pedestrian usage. He said this is a neighborhood where they currently have 13 people who all know each other, and they are going up to 14 with the new proposal. He said there won't be a reason for most people to be in the area unless they are visiting someone.

Mr. Beavers asked Mr. Perroy if the removal of the curb cuts is his biggest objection to what staff has suggested as conditions.

Mr. Perroy said there are a couple of conditions he has a problem with, but, yes, the curb cuts is the biggest concern.

Mr. Pates said he wanted to go back to the question raised earlier about the present configuration of the property. He asked if Mr. Perroy has two or three "lots of record."

Mr. Perroy said there are only two lots – the Fredericksburg Square lot fronts on Caroline Street and the rear fronts on Sophia Street. The 506-516 Sophia Street property is a rectangular lot, as Mr. Craig described it.

Mr. Dynes asked how many guests typically attend weddings at Fredericksburg Square.

Mr. Perroy said approximately 100 – 125. He said it used to be 150 but people are more conservative now with the unstable economy.

Mr. Gantt referenced parking. He said that with the opening of the VRE Lot in Spotsylvania, he is aware that parking at the City parking deck is available. He noted, however, that the events that are held at Fredericksburg Square are typically on weekends and holidays, days which the City also has a larger influx of visitors to the downtown. He asked if Mr. Perroy looked at those numbers or only times when activities and other events are down in numbers.

Mr. Perroy said he spoke with the people who work at the parking deck and was told that during the week, parking is certainly down in numbers. The only times there have been issues has been on weekends, when the deck fills up with activities such as Oktoberfest.

Mr. Craig said that staff contacted the parking deck staff as well. He said between June 2015 and January 2016, on weekdays, there was consistently a weekday peak that hit the capacity at the deck. Since then, he said, the Feb – April 2016

numbers have trended down by about 20 spaces but still hits capacity on weekends. He said there is a weekend peak that does coincide with the Holiday season.

There were no further questions for the applicant or staff.

Mr. McAfee asked the will of the Commission.

Mr. Dynes said he thought the recommendations requested by staff would need to be significantly altered. He said the parking issue for him has been addressed and satisfied. He said he would be in favor of the project. He noted specifically that the following items would need to be removed from the recommendations and/or conditions for him to recommend that the application move forward [reading from staff report]:

Recommend approval on the condition that the Applicant either:

- a. *Revises the project as described in the body of this report to infill the Caroline Street block face and maintain an equivalent parking and service area to what exists today; or*
- b. *Proposes a viable alternative to off-set the impact of eliminating 26 on-site spaces currently used by the Fredericksburg Square building.*

Any recommendation for approval should include at a minimum the following proposed conditions:

5. *The developer shall remove the two curb cuts and driveways on either side of the Fredericksburg Square building, restore the streetscape in the area, and restripe the parking lane along Caroline Street to maximize the amount of public parking spaces prior to the issuance of the first Occupancy Permit in Riverwalk Square.*

Mr. McAfee asked if there is a motion to be offered by Commissioners.

Mr. Beavers made a motion to recommend approval of the two special exception requests and removing Condition #5 regarding curb cuts.

Mr. Gantt asked for clarification of the motion.

Mr. McAfee confirmed with Mr. Beavers that his motion was to recommend approval of the two special exception requests and to include conditions 1 – 4 outlined in the staff report.

Mr. Dynes asked what happens with Recommendations a. and b., which were also suggested in the staff report.

Mr. McAfee said those are options that are not being discussed.

Mr. Beavers said but they are options.

Mr. McAfee asked Mr. Beavers if they were then part of his motion.

Mr. Beavers said yes.

Mr. McAfee said that was not made clear when Mr. Beavers made his motion. He asked Mr. Beavers to restate his motion.

Mr. Dynes said he would like to make an amendment to the motion made by Mr. Beavers.

Mr. McAfee said Mr. Dynes would need to second the motion first as it has not been seconded.

Mr. Beavers withdrew his motion to allow Mr. Dynes to make the motion.

Mr. Dynes made a motion to recommend approval of the two special exceptions, with the following alterations to the conditions recommended by staff: **Remove condition "a."** [reading from staff report]:

- a. *Revises the project as described in the body of this report to infill the Caroline Street block face and maintain an equivalent parking and service area to what exists today;*

Remove condition "5":

6. *"The developer shall remove the two curb cuts and driveways on either side of the Fredericksburg Square building, restore the streetscape in the area, and restripe the parking lane along Caroline Street to maximize the amount of public parking spaces prior to the issuance of the first Occupancy Permit in Riverwalk Square.;*

And to add a new 5th condition which reads:

"5. Construction of a new wall, which is to be approved by the ARB, and to be installed along the new pedestrian sidewalk/walkway from Caroline Street along the Southern Drive to Lot 2.

Mr. Beavers seconded the motion.

Mr. McAfee asked if there was any further discussion of the motion.

Mr. Pates said the motion before them is to recommend approval, provided the applicant proposes a viable alternative to offset the impact of eliminating 26 on-site spaces currently used by the Fredericksburg Square building. He said he does not understand how the Planning Commission can recommend approval of something when it does not know what it is. He said this is like saying, "We recommend approval of your application

if you revise your application.” He asked what this gets the City and how it can possibly help the City Council. He said he would much rather see the Commission delay action on this application until the next meeting and have the applicant come back with a viable alternative that the Commission can vote on. He said he believes this constitutes the Planning Commission not doing its job.

Mr. Gantt said he is the new member, but he has read the Minutes from the public hearing on this matter and it appears that the Planning Commission continues to “kick the can” on this application. He said he understands the concerns of Mr. Pates but at the same time he would imagine that if there is something that is not provided to the ARB or City staff that takes this into consideration for City Council, then the City Council can still come back and say they do not agree with the proposal at this point. He confirmed that the Commission is only making a recommendation to City Council.

Mr. McAfee said Mr. Gantt is correct and that the Commission is an advisory body.

Mr. Gantt said he would agree with Mr. Pates that there is probably more that can be done with respect to continuing to ask Mr. Perroy to come back regarding parking issues. However, at the same token, the Commission is advising that this application move forward and that a viable solution comes forward from Mr. Perroy, through the ARB, on what can be done with respect to parking. He said the question becomes, does the Commission decide what viable is, or does the City Council need to say that it agrees with the Parking Ordinance that it passed. He said he believes the Commission has met the letter or the intent because the City wants something that addresses parking.

Dr. Gratz asked if the motion made by Mr. Dynes is [recommending approval of] both special exception requests.

Mr. McAfee said normally there would be a Resolution, which would clarify the two requests but that the City Attorney has not able to get that to the Commission. He said he had called the City Attorney a couple days ago and has not heard back from her.

Mr. Craig said the Planning Commission is voting on a motion and that for these types of applications, the City Council [members] are the ones who vote on Resolutions or Ordinances. He said he believes the Commission has made a coherent motion, which is to recommend approval of both special exceptions. He said since it is a recommendation and it has the clear language of the motion, it is consistent and adequate. However, he said the Council will take two votes.

Mr. McAfee asked Mr. Dynes and Mr. Beavers if it was their intent to include both special exception requests in the motion and the second, respectively.

Mr. McAfee and Mr. Dynes confirmed it was their intent.

Mr. McAfee called for the vote.

Motion carried by a vote of 5 – 2, with Mr. Pates and Dr. Gratz voting against the motion.

GENERAL PUBLIC COMMENT

6. A general public comment period is provided at each regular meeting for comments by citizens regarding any matter **related to Commission business that is not listed on the Agenda for Public Hearing**. The Chair will request that speakers observe the **three-minute time limit** and yield the floor when the Clerk indicates that their time has expired. No dialogue between speakers will be permitted.

Mr. McAfee opened the floor for general public comment.

There were no speakers.

Mr. McAfee closed the General Public Comment period.

OTHER BUSINESS

7. Planning Commissioner Comment

Mr. Dynes said he was not present at the May 11, 2016 meeting but that he had read Mr. Pates' comments from the last meeting regarding the Planning Commission not being engaged in the planning processes of the City. He said he would like to see it happen. He said he is also concerned and disappointed that the Planning Commission was not involved with the hiring process for the consultant for the Comprehensive Plan Area Plans.

Mr. McAfee clarified that he (as Chairman) has been the representative for the Planning Commission during the entire process of the selection of a consultant for the Area Plans process, and therefore had input.

Mr. Beavers said he would also like to point out to Mr. Pates that his comments said that the Commission did not meet for its second meeting of the month in November or December. Mr. Beavers clarified that there is only one meeting scheduled for the months of November and December, both of which were held. He noted that due to the holidays, there is no second meeting scheduled for those two months. And, regarding the proffers [policy], he said, six months ago he would have agreed but now given what the General Assembly has done, he asked Mr. Pates (as an Attorney) if the City should really go down that path.

Mr. Pates responded, "Absolutely, no question!"

Mr. Beavers asked if there is no risk to the City by doing so.

Mr. Pates said no.

Mr. Beavers said finally, he would like to address the last comment made by Mr. Pates, which said: *"Fifth, and perhaps most importantly, by doing little or no planning, this Commission is abdicating its responsibilities to assist the City Council in planning the future of the City and turning that function over to City staff. How can the City Council do its job when the Commission is not doing its own?"* He said City staff are paid professionals and that is why they are here. He said the rest of us are lay people who have a great interest in our City, but this is why the City hires professional planning staff. He said he has a Master's Degree in Public Administration with a focus on Urban Planning, but he can say with confidence that he

does not know what the Deputy Director, the Director, or the Zoning Administrator does because it has been close to 40 years.

Mr. Gantt said he is happy to be appointed to the Planning Commission and he looks forward to serving the City. However, he said, he was a bit concerned when he read the comments made by Mr. Pates at the May 11, 2016 meeting because we have a member who has some concerns regarding the activities of the Commission. He said he would be interested in the actuality of the work the Commission does and how they do it in conjunction with the City staff. He said he agrees with Mr. Beavers comments and does not have a degree in public administration. But he said, what he does have is a love for the City, common sense, and the ability to listen to the experts who provide the information to help us as a Commission to advise City Council. He said but if there is a concern that something is not happening with the Commission, then we need, as a group, to take a look at that.

Mr. Pates asked if there is a meeting scheduled for June 29th.

Mr. Craig said there is no business to move forward for the 29th of June so the next scheduled meeting is July 13th.

Mr. Pates said this was exactly what he was talking about [at the last meeting]. He said unless there is some developer here with a project to be reviewed, the Commission does not meet. He said there is a tremendous amount of work to be done and it seems to him that we need to take advantage of our next meeting time to do a little actual planning. He said there are many topics. He said it would be nice to have a discussion with the Economic Development Department to discuss a recently-released study that he believes is relevant to the Planning Commission's responsibilities.

Mr. McAfee said he believes some of what Mr. Pates is saying is a bit of a misrepresentation and he takes issue with it. He said the Commission goes through a lot of effort when it creates and/or revises the City's planning documents and that there is a time for everything. He told Mr. Pates he is sorry if he missed that curve and did not get enough work in with those processes, but he is confident that if Mr. Pates continues to serve on the Commission, he will have ample opportunity to bite into some of it in the future. He noted that the Area Plan process will be kicking in which will also provide for quite a bit of Commissioner input.

Mr. Gantt referenced the Planning Commission By-Laws, which under Article 5, states that if there are no actions or other applications to move forward there will be no meeting.

Mr. Dynes said work sessions have been scheduled in the past. He said that in reference to the comment made by Mr. Pates to meet with the Economic Development Department, he would not want it to be a multi-hour event, but he certainly thinks it is worth an hour or an hour-and-a-half of his time and believes it would be very useful for the Commission and the City.

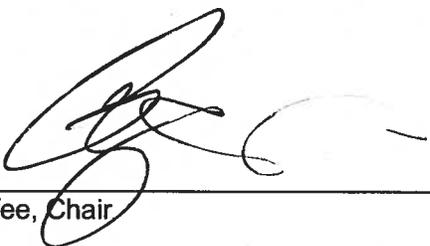
Mr. Craig said that once Mr. Johnston returns from his trip, he will discuss the best route to take with Mr. Freehling to meet with the Economic Development Authority.

Planning Director Comment

None.

ADJOURNMENT

Meeting adjourned.



Roy McAfee, Chair